PALGO JOURNAL OF EDUCATION RESEARCH

ISSN 2476-8332
DOI : **https://doi.org/10.5281/zenodo.17589973**
Volume 10 Issue 4, September 2025.Page 45-55
http://www.palgojournals.org/PJER/Index.htm
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IMPACT OF LANDLORDS ASSOCIATIONS ON PEACE AND SECURITY IN IBADAN METROPOLIS

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Accepted 29, September, 2025

This study explored the impact of landlord association on peace and security in Ibadan Metropolis, Nigeria. Guided by six objectives and research questions, it examined the associations' initiatives, evaluated their effectiveness, identified the challenges they face, analyzed how residents and security agencies perceive their roles, and suggested ways to enhance their impact. The study drew on Social Capital Theory and Collective Action Theory, which emphasize how trust, cooperation, and collective effort promote social order and community stability.

A total of 200 respondents took part in the study; 130 landlords who were active members of associations and 70 tenants residing in the selected communities. Data were gathered using a validated questionnaire titled Landlords' Associations, Peace and Security Questionnaire (LAPSQ), which achieved a reliability coefficient of 0.82 (Cronbach's alpha). The data were analyzed using both descriptive and inferential statistics, and ethical standards were carefully observed to ensure credibility and participant protection.

The findings showed that landlords' associations play a vital role in promoting peace and security through activities such as conflict resolution, neighborhood watch programs, and collaboration with law enforcement. Despite these contributions, their effectiveness is limited by poor funding, weak member participation, and insufficient government support. Both residents and security agencies acknowledged their importance but called for more transparency, inclusiveness, and stronger institutional partnerships.

The study confirmed the relevance of Social Capital Theory, showing that community trust and strong social networks enhance the ability of landlords' associations to maintain peace. Likewise, Collective Action Theory was supported, as coordinated efforts among landlords help reduce insecurity and strengthen communal safety. The study concluded that landlords' associations should be better supported, trained, and formally recognized to sustain peace and stability. These findings offer useful insights for improving community-based security systems across Nigeria and similar urban areas in sub-Saharan Africa.

Keywords: Landlords' associations, peace, security, community collaboration, Ibadan Metropolis.

Introduction

Peace and security form the foundation of every stable and thriving society. They go beyond the mere absence of violence to encompass the systems and relationships through which people manage conflict, maintain order, and build mutual trust. In many developing countries, particularly Nigeria, formal security structures alone are often unable to meet the growing safety needs of citizens. As a result, community-based actors such as landlords' associations have become vital in bridging the gap by helping residents feel safe, resolving disputes, and ensuring social harmony. Nigeria has witnessed several land-related disputes and communal clashes, yet local peace building initiatives have shown that cooperation and

dialogue can restore calm and prevent further conflict (Odiaka et al., 2025). Globally, organized housing and landlord associations also play similar roles, fostering safer neighborhoods by addressing the root causes of insecurity, promoting accountability, and improving residents' well-being (CAI, 2023). These efforts demonstrate that the sustainability of peace depends largely on how effectively communities handle conflicts before they escalate.

Conflict resolution serves as a central mechanism in achieving community peace and security. When disputes are resolved promptly and fairly, they prevent the breakdown of relationships and larger crises. In the Ido Local Government Area of

Ibadan, for example, landlords' associations use mediation committees composed of respected community members who collaborate with the police to resolve disputes amicably, achieving widespread compliance with settlements (Adams, 2021). These committees often rely on culturally accepted approaches such as dialogue and proverbs to maintain fairness and mutual respect. Similar practices are seen in Imo State, where alternative dispute resolution methods have been used successfully to settle land and chieftaincy disputes (Nwapi, 2024). In the United States, landlords' associations work with neighborhood watch groups to address conflicts proactively through awareness and communication (Harper, 2025). These examples show that when conflict resolution mechanisms are effective, they strengthen community relationships and provide a foundation for lasting security.

Building on this, security measures such as surveillance, local patrols, and cooperation with law enforcement further enhance stability. In Nigerian cities, landlords and community leaders often combine formal and informal strategies to improve neighborhood safety and reduce tension (Okechi et al., 2025). In the U.S., landlords' associations that partner with police and conduct safety audits have recorded up to an 18% drop in break-ins and an increase in property values (Harper, 2025). These collaborative efforts not only protect residents but also nurture trust and collective responsibility for security. Over time, such cooperation reinforces community cohesion and helps sustain peace.

As peace and security improve, social cohesion naturally strengthens. Communities that feel safe and included are more likely to cooperate and actively participate in decision-making. In the U.K., housing associations promote inclusion by involving residents in committees and local improvement projects, which enhances both safety and community trust (Vico Homes, 2020). Likewise, Nigerian landlords' associations help preserve neighbourhood harmony by ensuring fair conflict resolution and preventing divisions among residents (Adams, 2021). Strong social cohesion creates a positive cycle: it supports peace and security, and in turn, a peaceful environment deepens trust and cooperation among community members.

Landlords' associations have thus emerged as crucial grassroots structures for promoting peace and security. In Nigeria's urban centres, especially rapidly growing cities, these associations play essential roles in managing disputes, promoting safety, and liaising with government authorities. These cities' diverse population, rapid urbanization, and increasing pressure on land and housing have made it a fertile ground for studying how community-based organizations respond to security challenges. Despite the presence of formal law enforcement, landlords' associations are often the first line of defense against conflict and disorder. This makes them critical actors in understanding how collective community efforts sustain urban peace.

Previous studies in Nigeria have largely examined landlords' associations from administrative or legal perspectives, focusing on property management and tenancy regulation. However, little empirical research has explored how their daily activities translate into measurable outcomes for peace and security, especially from the perspectives of both residents and security agencies. This study fills that gap by examining how landlords' associations contribute to community stability through their initiatives, the effectiveness of their interventions, and the challenges they face in Ibadan Metropolis.

Theoretically, this study is anchored on Social Capital Theory and Collective Action Theory, which together explain the mechanisms behind the effectiveness of landlords' associations. Social Capital Theory (Bourdieu, 1986; Coleman, 1988; Putnam, 1995, 2000) emphasizes the importance of networks, norms, and trust in enabling people to act collectively toward shared goals. Communities with strong trust and social networks tend to resolve disputes faster and collaborate more effectively on security matters. In this study, the theory helps explain how landlords' associations in Ibadan use trust and shared norms to maintain order and peace. Collective Action Theory (Olson, 1965), on the other hand, highlights the challenges groups face in organizing and sustaining joint efforts. It explains how landlords overcome issues like free-riding and low participation to achieve common goals such as security and stability. Together, these theories guided the study's research design, helping to explore how cooperation and shared responsibility within landlords' associations contribute to peacebuilding in urban Nigeria.

Despite these positive developments, significant questions remain about the true impact and sustainability of landlords' associations in maintaining peace and security in Ibadan Metropolis.

Understanding their activities, challenges, and effectiveness—alongside the perceptions of residents and security agencies—will provide valuable insights into how grassroots organizations can enhance social harmony and safety in rapidly urbanizing contexts like Nigeria.

Statement of the Problem

Peace and security are the cornerstones of every thriving community, yet many neighbourhoods in Ibadan Metropolis continue to grapple with insecurity, theft, land disputes, and other social disturbances despite the presence of formal security agencies. The police and related institutions face persistent challenges such as inadequate manpower, limited logistics, and strained relationships with residents, which reduce their effectiveness in ensuring safety. Consequently, landlords' associations have emerged as critical community-based groups working to bridge this gap by organizing neighbourhood watch programs, mediating disputes, and fostering collaboration with local authorities.

However, the actual impact of these associations on promoting peace and security remains uncertain and uneven across the metropolis. For instance, in areas such as Bodija and Oluyole, landlords' associations have been credited with reducing petty theft and resolving disputes swiftly, while in densely populated areas like Oke-Ado and Beere, similar associations

have struggled due to poor leadership, weak funding, and declining member participation (Fabiyi, 2022). These mixed outcomes raise key questions about what makes some associations effective and others less so.

From a theoretical standpoint, Social Capital Theory suggests that trust and cooperation within communities foster collective security, while Collective Action Theory emphasizes the need for shared commitment among members to achieve common goals. Yet, little empirical evidence exists on how these theories manifest in the day-to-day functioning of landlords' associations in Ibadan. While existing studies (Adams, 2021; Nwapi, 2024) have highlighted their administrative and regulatory roles, there remains a significant gap in understanding how their initiatives directly translate into measurable peace and security outcomes.

Moreover, the perceptions of residents and security agencies—whose cooperation determines the legitimacy and success of these associations—have not been adequately explored. Understanding these perspectives is crucial, as community trust and inter-agency collaboration determine how sustainable such local peace efforts can be.

This study therefore seeks to fill these gaps by examining the peace and security initiatives of landlords' associations in Ibadan Metropolis, assessing their effectiveness, and identifying the challenges they face. The findings will provide insights that can guide local governments, security agencies, and community leaders in formulating policies and strategies that strengthen grassroots security networks, promote sustainable peace, and enhance residents' confidence in community-based peace building structures.

Objectives of the Study

The main objective of this study is to examine the impact of landlords' associations on peace and security**.**

Specifically, the study seeks to:

Identify the activities and initiatives of landlords' associations in promoting peace and security in their communities.
Assess the effectiveness of landlords' associations in maintaining peace and security within their areas of operation.
Examine the challenges faced by landlords' associations in promoting peace and security.
Investigate the perceptions of residents and security agencies towards the role of landlords' associations in maintaining peace and security.
Suggest strategies through which landlords' associations can improve their effectiveness in promoting peace and security.

Objectives of the Study

The main objective of this study is to examine the impact of landlords' associations on peace and security in Ibadan Metropolis. Specifically, the study seeks to:

Identify the major activities and initiatives undertaken by landlords' associations to promote peace and security in their communities.

Assess the effectiveness of landlords' associations in maintaining peace and security using measurable indicators such as crime reduction, conflict resolution outcomes, and residents' sense of safety.

Examine the key challenges that hinder landlords' associations from effectively carrying out their peace and security roles, including issues of funding, participation, and leadership.

Investigate the perceptions of residents and security agencies regarding the relevance, fairness, and performance of landlords' associations in maintaining peace and order.

Analyze how elements of social capital—such as trust, cooperation, and community networks—influence the effectiveness of landlords' associations in promoting peace and security.

Recommend practical strategies for strengthening the capacity, transparency, and collaboration of landlords' associations to enhance their impact on community peace and safety.

Research Questions

This study will be guided by the following research questions:

1. What specific activities and initiatives do landlords' associations undertake to promote peace and security in their communities?
2. How effective are landlords' associations in maintaining peace and security within their areas of operation?
3. What are the major challenges faced by landlords' associations in promoting peace and security in their communities?
4. How do residents and security agencies perceive the role and effectiveness of landlords' associations in maintaining peace and security?
5. How do social capital factors such as trust, cooperation, and community networks influence the effectiveness of

landlords' associations in promoting peace and security?
6. What strategies can be adopted to improve the capacity, transparency, and collaboration of landlords' associations in promoting peace and security?

Methodology

This study used a descriptive survey research design to examine the impact of landlords' associations on peace and security in Ibadan Metropolis, Nigeria. The design was suitable because it allowed the researcher to gather reliable information from many participants without altering existing conditions. It helped describe how landlords' associations operate, assess their effectiveness, and identify challenges in maintaining peace and security within their communities.

The study covered all registered landlords' associations and tenants in Ibadan Metropolis. A total of 200 respondents 130 landlords and 70 tenants were selected using stratified random sampling across the five main local government areas: Ibadan North, Ibadan North-East, Ibadan North-West, Ibadan South-East, and Ibadan South-West. This ensured balanced representation of views from different parts of the city.

Data were gathered using a structured questionnaire titled Landlords' Associations, Peace and Security Questionnaire (LAPSQ), developed based on the study objectives. The instrument had five sections covering association activities, effectiveness, challenges, and perceptions of both residents and security agencies. It also included questions on trust, cooperation, and community participation. Responses were measured using a five-point Likert scale, with a few open-ended questions for detailed opinions. The questionnaire was validated by experts and tested for reliability, yielding a Cronbach's alpha score of 0.82.

Questionnaires were distributed and retrieved over six weeks with the help of trained research assistants. Data were analyzed using descriptive and inferential statistics, including frequencies, percentages, means, and chi-square tests to identify relationships between variables.

Ethical approval was obtained before data collection. Participants were fully informed about the study's purpose and assured of confidentiality and voluntary participation. Though the study was limited to Ibadan and based on self-reported data, it provides valuable insights into how landlords' associations contribute to peace and security and offers practical strategies for strengthening community-based safety efforts.

Results, Findings and Discussion of findings

Research Question One:

What are the activities and initiatives of landlords' associations in promoting peace and security in their communities?

Table 1: Activities and Initiatives of Landlords' Associations in Promoting Peace and Security (N = 200)

Activities and Initiatives	Mean ($\bar{X}$)	Std. Deviation	Decision
Organizing community security meetings	4.32	0.61	Agree
Collaboration with police and local vigilante groups	4.20	0.68	Agree
Mediation and conflict resolution among tenants	4.15	0.73	Agree
Contribution to community watch funding	4.08	0.70	Agree
Establishment of neighborhood security committees	3.96	0.82	Agree
Maintenance of streetlights and local infrastructure	3.88	0.90	Agree
Sensitization campaigns on peace and safety	3.80	0.85	Agree
Enforcement of tenancy and behavioral regulations	3.65	0.89	Agree

Grand Mean = 4.00 (Agree)

Interpretation and Implication:

Results in Table 1 show that landlords' associations actively promote peace and security through community security meetings ($\bar{X}$ = 4.32), collaboration with police and vigilante groups ($\bar{X}$ = 4.20), and mediation of disputes ($\bar{X}$ = 4.15). Other key activities include contributing to community watch funds ($\bar{X}$ = 4.08), establishing neighborhood security committees ($\bar{X}$ = 3.96), maintaining streetlights and infrastructure ($\bar{X}$ = 3.88), conducting sensitization campaigns ($\bar{X}$ = 3.80), and enforcing community rules ($\bar{X}$ = 3.65).

With a grand mean of 4.00, respondents generally agreed that these associations are vital to maintaining order and safety. This indicates that landlords' associations have evolved from property-focused groups into important community actors fostering security collaboration and neighborhood harmony.

Research Question Two:

How effective are landlords' associations in maintaining peace and security within their areas of operation?

Table 2: Perceived Effectiveness of Landlords' Associations in Maintaining Peace and Security (N = 200)

Indicators of Effectiveness	Mean ($\bar{X}$)	Std. Deviation	Decision
Reduction in neighborhood crime	4.18	0.65	Agree
Improved trust and cooperation among residents	4.12	0.67	Agree
Quicker resolution of landlord–tenant disputes	4.05	0.71	Agree
Enhanced safety perception of residents	3.92	0.74	Agree
Prompt response to security alerts	3.88	0.79	Agree

Grand Mean = 4.03 (Agree)

Interpretation and Implication:

As shown in Table 2, respondents rated the associations' effectiveness highly across several indicators—crime reduction ($\bar{X}$ = 4.18), improved trust among residents ($\bar{X}$ = 4.12), faster conflict resolution ($\bar{X}$ = 4.05), enhanced safety perception ($\bar{X}$ = 3.92), and prompt response to alerts ($\bar{X}$ = 3.88). The grand mean of 4.03 reflects strong consensus on their positive impact.
This suggests that landlords' associations supplement the work of formal security agencies by providing localized surveillance, mediation, and coordination that build community confidence and stability.

Research Question Three:

What are the challenges faced by landlords' associations in promoting peace and security?

Table 3:Challenges Faced by Landlords' Associations in Promoting Peace and Security (N = 200)

Identified Challenges	Mean ($\bar{X}$)	Std. Deviation	Decision
Inadequate funding and logistics	4.22	0.66	Agree
Poor cooperation from residents	4.05	0.71	Agree
Weak collaboration with formal security agencies	3.96	0.78	Agree
Lack of government recognition and support	3.85	0.84	Agree
Communication gaps among association leaders	3.70	0.88	Agree
Political interference in community leadership	3.55	0.93	Agree

Grand Mean = 3.89 (Agree)

Interpretation and Implication:

Findings in Table 3 highlight several constraints affecting performance. Inadequate funding and logistics ($\bar{X}$ = 4.22), poor cooperation from residents ($\bar{X}$ = 4.05), weak collaboration with security agencies ($\bar{X}$ = 3.96), and limited government recognition ($\bar{X}$ = 3.85) were identified as key issues. Additional challenges include communication gaps ($\bar{X}$ = 3.70) and political interference ($\bar{X}$ = 3.55).
The grand mean of 3.89 indicates moderate to strong agreement among respondents that these barriers hinder effective security coordination. Without adequate funding and institutional support, their ability to sustain peace initiatives is reduced.

Research Question Four:

What are the perceptions of residents and security agencies towards the role of landlords' associations in maintaining peace and security*?*

Table 4:Perceptions of Residents and Security Agencies Toward Landlords' Associations (N = 200)

Perception Indicators	Mean ($\bar{X}$)	Std. Deviation	Decision
Landlords' associations play a vital role in crime prevention	4.25	0.62	Agree
Associations improve cooperation between police and community	4.10	0.67	Agree
Residents trust the leadership of their landlords' associations	3.95	0.75	Agree
Associations enhance unity and mutual respect	3.88	0.78	Agree
Some associations lack transparency and inclusiveness	3.65	0.90	Agree

Grand Mean = 3.97 (Agree)

Interpretation and Implication:

As presented in Table 4, both residents and security agencies expressed positive perceptions of landlords' associations. They agreed that these associations play a key role in crime prevention ($\bar{X}$ = 4.25) and strengthen cooperation with t he

police ($\bar{X}$ = 4.10). Respondents also noted improved community trust ($\bar{X}$ = 3.95) and social unity ($\bar{X}$ = 3.88).
However, concerns about transparency and inclusiveness ($\bar{X}$ = 3.65) indicate the need for greater accountability in leadership. The overall grand mean of 3.97 shows that while the associations enjoy public trust, internal governance reforms are needed to sustain legitimacy and wider participation.

Research Question Five:

How do social capital factors such as trust, cooperation, and community networks influence the effectiveness of landlords' associations in promoting peace and security?

Table 5:Influence of Social Capital on Effectiveness of Landlords' Associations (N = 200)

Social Capital Indicators	Mean ($\bar{X}$)	Std. Deviation	Decision
Level of trust among members	4.20	0.64	Agree
Cooperation between landlords and tenants	4.05	0.72	Agree
Frequency of collective action for community safety	3.98	0.76	Agree
Strength of communication networks	3.90	0.80	Agree
Shared norms promoting mutual respect	3.85	0.82	Agree
Grand Mean = 3.99 (Agree)			

Interpretation and Implication:

Table 5 reveals that social capital strongly influences effectiveness. High levels of trust among members ($\bar{X}$ = 4.20), cooperation between landlords and tenants ($\bar{X}$ = 4.05), and strong communication networks ($\bar{X}$ = 3.90) enhance coordination and responsiveness.

The grand mean of 3.99 underscores that when communities share strong social ties, landlords' associations can mobilize faster, resolve disputes more amicably, and maintain long-term stability. This confirms that trust and collaboration form the foundation of successful community peace building.

Research Question Six:

How can landlords' associations improve their effectiveness in promoting peace and security?

Table 6:Suggested Strategies for Improving the Effectiveness of Landlords' Associations (N = 200)

Suggested Strategies	Mean ($\bar{X}$)	Std. Deviation	Decision
Strengthening collaboration with police and security agencies	4.28	0.60	Agree
Capacity building and leadership training	4.15	0.68	Agree
Transparent financial and administrative practices	4.08	0.71	Agree
Government support and recognition	3.98	0.77	Agree
Community sensitization and inclusion	3.90	0.80	Agree
Introduction of digital security alert platforms	3.78	0.85	Agree

Grand Mean = 4.03 (Agree)

Interpretation and Implication:

As indicated in Table 6, respondents emphasized practical measures for improvement, such as stronger collaboration with police and security agencies ($\bar{X}$ = 4.28), leadership and capacity training ($\bar{X}$ = 4.15), and transparent administration ($\bar{X}$ = 4.08). Other key recommendations include government recognition ($\bar{X}$ = 3.98), inclusive community sensitization ($\bar{X}$ = 3.90), and the use of digital security platforms ($\bar{X}$ = 3.78).

With a grand mean of 4.03, these results indicate broad support for strengthening institutional partnerships and adopting innovative tools to make local security systems more sustainable.

Discussion of Findings

1. Activities and Initiatives of Landlords' Associations in Promoting Peace and Security

The findings revealed that landlords' associations in Ibadan Metropolis actively organize neighbourhood meetings, collaborate with security agencies, and employ local vigilantes to monitor and safeguard their communities. These efforts demonstrate strong community commitment to ensuring peace and safety. This finding supports Adebayo (2022), who noted that community-based organizations in Nigeria play a crucial role in complementing formal security structures through vigilance and collective monitoring. Similarly, Aladelokun (2024) emphasized that landlords' associations serve

as important social mechanisms that foster harmony and accountability among residents.

Theoretically, this finding aligns with Collective Action Theory, which posits that communities are more capable of addressing shared problems—such as insecurity—through coordinated, collective efforts. The

strong cooperation among landlords demonstrates that mutual interests and shared responsibilities can motivate collective action without external coercion. Additionally, from the lens of Social Capital Theory, the sense of trust and reciprocity within these associations reflects the social bonds that enhance effective cooperation and community policing (Putnam, 1995).

In comparative perspective, similar neighbourhood-based initiatives in the U.K. (e.g., Neighbourhood Watch schemes) and Uganda's community policing programs have shown that local engagement improves security outcomes when backed by formal institutional support. However, unlike these contexts, Ibadan's landlords' associations operate largely through informal structures and voluntary contributions, making their efforts more challenging yet deeply community-driven.

The practical implication is that strengthening these associations through formal recognition, logistical support, and capacity building could institutionalize their peace-promoting role and enhance sustainable community security across the metropolis.

2. Effectiveness of Landlords' Associations in Maintaining Peace and Security

The study found that landlords' associations have been moderately effective in maintaining peace and security, particularly through conflict mediation, tenant screening, and enforcement of community regulations. However, their efforts are constrained by limited resources and lack of official recognition. This finding supports Audu, Olaniyi, and Afolabi (2023), who found that cordial landlord–tenant relationships promote compliance with community regulations, reducing disputes and insecurity.

This finding further validates Putnam's (1995) Social Capital Theory, which argues that cooperative norms and trust enhance institutional performance. Associations with stronger relational bonds tend to resolve disputes amicably and mobilize quickly in emergencies. However, the moderate effectiveness observed also exposes a Collective Action dilemma—members' willingness to cooperate diminishes when resources are scarce or incentives unclear.

While similar associations in the U.S. often benefit from municipal partnerships and structured funding mechanisms, most Ibadan associations depend solely on personal contributions and voluntary labour. This contextual difference underscores how institutional neglect limits collective capacity.

Practically, improving landlords' associations' effectiveness will require integrating them into official community policing frameworks, providing financial incentives, and training leaders in mediation and administrative management.

3. Challenges Faced by Landlords' Associations in Promoting Peace and Security

The study identified major challenges such as inadequate funding, weak cooperation from tenants, limited governmental support, and leadership conflicts. These hinder effective operation and continuity of peace initiatives. This aligns with Ojugbeli & James (2014)& Gidado, (2018), who noted that local associations in Nigeria often suffer from internal leadership crises and poor coordination with formal institutions.

These challenges highlight a critical contradiction in Collective Action Theory—while shared goals encourage collaboration, divergent interests and weak institutional backing can lead to collective inefficiency. Furthermore, Social Capital Theory suggests that leadership conflicts weaken trust, which is essential for community cooperation.

Interestingly, some respondents revealed that younger residents and tenants are less engaged in association activities—a pattern not emphasized in earlier studies. This generational gap might reflect changing urban lifestyles and lower attachment to communal systems.

Comparatively, in countries like Kenya and Ghana, community security networks receive logistical and legal support from local governments, which minimizes such challenges. In contrast, Ibadan's associations remain self-reliant, revealing a structural gap that policymakers must address.

Practically, addressing these issues requires transparent leadership practices, regular audits, and collaborative platforms linking associations with government and law enforcement agencies.

4. Perceptions of Residents and Security Agencies towards the Role of Landlords' Associations

The findings revealed that residents and security agencies generally perceive landlords' associations as vital partners in maintaining peace and order. Most respondents agreed that these associations play preventive roles through vigilance and mediation. However, concerns were raised about transparency and fairness in enforcing community rules. This aligns with Cavallini, Perillo, Brito, Lazzaretti, da, Melo, Domingues, Magalhães, Machado, Silva, Teixeira, Garcia, Martins, & Júnior (2025), who noted that mutual trust between communities and local organizations enhances participatory security.

While the positive perceptions reflect strong social legitimacy, the transparency concerns expose internal accountability gaps. From a Social Capital perspective, these issues suggest uneven distribution of trust where leaders may be
perceived as favouring certain members or decisions are made without adequate consultation. This weakens the cohesion
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necessary for sustained collaboration.

Unlike similar associations in the U.K. or South Africa, which operate under clear regulatory frameworks ensuring fairness and accountability, most Ibadan associations rely on informal rules. This difference likely fuels residents' skepticism.

The practical implication is that landlords' associations must prioritize inclusivity and transparency by adopting open meeting systems, clear dispute-resolution procedures, and periodic performance reports. Such practices would deepen trust among residents and strengthen collaboration with formal security agencies.

5. Influence of Social Capital on the Effectiveness of Landlords' Associations

Findings from Table 5 revealed that social capital plays a central role in determining the effectiveness of landlords' associations in promoting peace and security. High levels of mutual trust, cooperation between landlords and tenants, and open communication networks facilitate smoother coordination, faster crisis response, and more sustainable peacebuilding efforts. These findings corroborate Ţical (2024), who asserted that trust fosters cooperation among landlords and tenants, leading to improved collective action in security maintenance.

Similarly, Perkins and Long (2001) argued that effective communication networks are essential for organizing collective security initiatives such as neighbourhood patrols. Empirical studies by Bloch, Genicot, and Ray (2007) also revealed that community-based organizations thrive where social trust and strong neighbourhood ties exist, as members willingly contribute to communal goals. In the same vein, Kremer and Cavalheiro (2018) and Edwards (2007) confirmed that mutual trust and communication significantly enhance participatory security systems.

This finding strongly validates Social Capital Theory, which emphasizes that social trust and networks are essential for cooperation and effective governance. It also supports Collective Action Theory, which posits that shared norms and mutual confidence increase members' willingness to contribute to common causes.

The implication is clear: social capital forms the foundation of grassroots peacebuilding. In Ibadan, associations that nurture open dialogue and mutual respect are better equipped to prevent conflicts and promote harmony. Conversely, weak trust or poor communication undermines coordination and effectiveness. Strengthening social capital through inclusive participation, transparent leadership, and continuous community engagement should therefore be a strategic priority.

6. Strategies to Improve the Effectiveness of Landlords' Associations in Promoting Peace and Security

The study found that landlords' associations could enhance their effectiveness by improving collaboration with security agencies, adopting digital communication tools, maintaining proper records, and organizing regular training on leadership and conflict management. Respondents emphasized the importance of government recognition and policy support to formalize their roles. This aligns with Okafor (2022), who highlighted that community security initiatives become more impactful when institutionalized through government frameworks.

Theoretically, this supports Collective Action Theory, as institutional backing reduces coordination costs and enhances sustainability. From a Social Capital standpoint, collaboration with formal institutions expands the network of trust, bridging the gap between communities and security agencies.

Comparatively, in countries like India and South Africa, digital reporting tools and joint patrol systems between residents and police have significantly reduced local crime rates. Ibadan could benefit from similar innovations adapted to its socio-economic context.

Practically, a hybrid model that integrates landlords' associations into community policing programs would enhance security outcomes. Regular leadership training, formal registration with local councils, and digital record-keeping systems could improve efficiency and accountability.

Summary of Theoretical and Practical Implications

Overall, the findings affirm that Social Capital and Collective Action Theories provide strong explanatory frameworks for understanding the operations of landlords' associations in Ibadan. Associations with

higher social capital—defined by trust, reciprocity, and effective communication—are more capable of collective action, resulting in better peace and security outcomes.

However, the study also reveals contextual constraints such as weak institutional support and leadership challenges that limit these associations' potential. Addressing these gaps requires policy reforms that formally integrate community associations into urban security architecture, ensuring their efforts are recognized, coordinated, and sustained.

Summary, Conclusion, and Recommendations

This study examined the impact of landlords' associations on peace and security in Ibadan Metropolis, focusing on their activities, effectiveness, challenges, public perceptions, and strategies for improvement. The findings revealed that landlords' associations play a pivotal role in promoting community peace and safety through initiatives such as organizing regular meetings, employing local vigilantes, collaborating with security agencies, and mediating neighbourhood disputes.

These community-based actions have significantly contributed to reducing crime rates and fostering social cohesion in many areas across the metropolis.

Despite their achievements, the study found that landlords' associations often face several challenges that limit their overall effectiveness. These include poor funding, leadership conflicts, inadequate coordination with government security agencies, and weak enforcement capacity. While residents and law enforcement officials generally recognize the importance of these associations, concerns persist regarding issues of transparency, inclusivity, and sustainability in their operations.

Furthermore, findings emphasized that in an urban environment like Ibadan—characterized by rapid population growth and expanding informal settlements—community-based structures such as landlords' associations remain indispensable to complement formal policing systems. Their grassroots presence allows for quick responses to security threats and localized conflict mediation, strengthening community resilience.

Theoretical Contribution

The findings contribute to the broader discourse on Social Capital Theory and Collective Action Theory by demonstrating how community trust, reciprocity, and social networks underpin effective local security systems. This study extends these theories by illustrating that landlords' associations act as informal but highly organized institutions capable of mobilizing collective resources to achieve shared security goals. In doing so, the research highlights the need to integrate local social capital mechanisms into formal governance and policing frameworks, thereby enriching scholarly understanding of community-driven peace building in urban African contexts.

Conclusion

Based on the findings, it is concluded that landlords' associations are indispensable grassroots mechanisms for peace building and security management in Ibadan Metropolis. Their ability to foster cooperation among residents and mediate conflicts effectively underscores their relevance in sustaining urban stability. However, their potential remains constrained by structural weaknesses, including inadequate institutional support and leadership deficiencies. To maximize their impact, these associations must be empowered through transparent governance, stronger partnerships with security agencies, and formal recognition within state and local policy frameworks. Without such reinforcement, their contributions risk remaining informal and reactive, limiting their capacity to address complex, evolving urban security challenges.

Study Limitations

While the study offers valuable insights, several limitations should be acknowledged:

Cross-sectional design — The research captured associations' activities at a single point in time, which limits causal inference regarding the long-term impact of their initiatives.

Geographical scope — The focus on Ibadan Metropolis restricts generalization to other Nigerian cities with different socio-political dynamics.

Self-reported data — Reliance on participants' self-assessment may introduce response bias, as some respondents might have exaggerated achievements or minimized challenges.

Lack of case studies — The absence of in-depth analyses of specific associations limited the exploration of contextual nuances in leadership, funding, and decision-making processes.

Recommendations

To enhance the role of landlords' associations in promoting peace and security, the following specific and actionable measures are recommended:

Institutional Collaboration:

Establish quarterly joint planning meetings between landlords' associations, local police divisions, Amotekun Corps, and other security outfits. Each meeting should produce documented action plans, including timelines, assigned responsibilities, and follow-up mechanisms.

Government Recognition and Support:

Local and state governments should legally recognize landlords' associations as community security partners through policy frameworks that include registration, oversight, and modest financial grants for neighborhood safety projects.

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Transparent Governance:

Associations should adopt standardized financial reporting templates and conduct annual independent audits, with results publicly shared among members to build trust and accountability.

Capacity Building:

Organize annual training workshops for executive members on leadership ethics, community mediation, and basic security management, in partnership with local NGOs or security experts.

Community Participation:

Encourage both landlords and tenants to participate actively in association meetings and committees to foster a sense of shared responsibility for safety and communal well-being.

Collaborative Platforms:

Local governments should facilitate multi-stakeholder forums bringing together landlords' associations, civil society groups, and security agencies to discuss emerging urban security issues and co-design community-based interventions.

Policy Implications

The findings of this study carry significant implications for multiple stakeholders:

Local Government: Should institutionalize landlords' associations as recognized actors in urban governance, integrating them into community safety councils and budget planning for local security initiatives.

State and Federal Security Agencies: Should incorporate community intelligence from landlords' associations into their operational strategies, particularly for crime prevention and early-warning systems.

Community Development Practitioners: Should view landlords' associations as vital partners in promoting social cohesion and participatory governance at the grassroots level.

Urban Planners: Should consider landlords' associations in the design and management of urban layouts, ensuring that neighborhood security features such as lighting and access control are community informed.

Future Research Directions

Future studies should build upon the current findings through the following approaches:
Longitudinal Research: Examine how landlords' associations evolve over time in response to changes in urban demographics and crime trends.

Experimental or Quasi-Experimental Designs:

Test the effectiveness of specific interventions, such as leadership training or digital coordination tools, on association performance.

Qualitative Case Studies: Explore the lived experiences, motivations, and challenges of association leaders and members to deepen understanding of grassroots leadership dynamics.

Cost-Effectiveness Analyses: Compare the efficiency of community-based security mechanisms with formal policing to guide policy resource allocation.

Comparative Studies: Investigate similar associations in other Nigerian or African cities to identify best practices that can be adapted to the Ibadan context.

Final Reflection

In conclusion, landlords' associations should not be underestimated as agents of peace and stability in urban Nigeria. Their grassroots presence, social networks, and community influence make them indispensable partners in achieving sustainable peace and security. Strengthening their operations through transparent governance, institutional recognition,
and structured collaboration with formal security agencies will ensure that they continue to serve as a cornerstone of

community ased security management in Ibadan Metropolis and beyond.

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